

**NEWFIELDS PLANNING BOARD MINUTES**  
**MARCH 20, 2008**

**Attendance:** Chairman Bill Meserve, Michael Todd, Michael Price, Elliot Alexander and Town Planner Clay Mitchell. Absent from the meeting was Selectman's Representative Michael Woodworth.

**Preliminary Discussion - Winkler Commerce Center, Route 108**

Dave Garvey discussed the proposed development of lot #1 on Winkler Way. He is looking at putting a Dunkin Donuts on the site and is looking for the Board's opinion of that type of use. The proposed building would be 3,400 square feet. Access would be off of Winkler Way rather than directly from Route 108. Dave is still waiting for DOT approval. Dunkin Donuts is considered fast food and would require a left hand turn lane on the northbound side of Route 108. It would also require a widening of the lane in the front along Route 108.

Bill is concerned with the high traffic volume that would be generated with Dunkin Donuts. He would like to see comments from the State before going forward.

The Board would like to see a traditional New England style building on the site as well as plans showing parking and drainage.

Mr. Garvey will submit his plans by March 28<sup>th</sup> and abutters will be notified for a preliminary discussion on April 17<sup>th</sup>.

**Cedar Island Ledge LLC**

The deeds have been recorded by Attorney Loughlin for the lot line adjustment.

Bill Meserve and Clay Mitchell have been appointed to serve on the Emergency Preparedness Plan Committee.

The Board discussed issuing revocation letters to property owners who have not complied with landscaping requirements as shown on their site plans. Clay will take a look at the site plans for Pennine Properties, Newbrook, Coed Sportswear and the Cell Tower currently owned by National Grid, to determine who should receive a revocation letter.

According to Attorney Battles his client Bernier Corporation has agreed to pay all legal fees billed to him. No money has been received to date.

**Mary & James Vienneau Subdivision-12-lot subdivision Old Lee Road**

The applicant has requested a continuance until April because of the fact that the engineering review has not been completed to date. The Town is waiting for submission of the estimated engineering fees to be placed in escrow. Paul Connolly from Civil Works will be doing the review.

Mike Price mentioned that the Bill Davis condo conversion plan was signed incorrectly.

The condo conversion plan showed the lot line adjustment which had not been approved. Clay commented that a surveyor could lose his license for showing the lots incorrectly on the plan. He noted that the defect with the recording was corrected with the recording of the lot line adjustment plan that was later approved.

Clay reported that the CIP is almost complete. He still needs to meet with department heads for their input.

A motion was made by Mike Todd and seconded by Mike Price to approve the minutes of January 2, 2008. All were in favor and the motion carried.

The next regularly scheduled meeting will be Thursday April 17, 2008 at 7pm.

Respectfully submitted,

Sue McKinnon